

RESOLUTION 2015-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JUAN BAUTISTA AND R.L. FULTON HOLDING COMPANY, LLC FOR THE RANCHO VISTA SUBDIVISION PROJECT (VTM 2015-201) AND RECOMMEND TO THE CITY COUNCIL

WHEREAS, the Planning Commission of the City of San Juan Bautista, pursuant to Section 10-06-080 of the San Juan Bautista Municipal Code conducted a public hearing on the development agreement between the City of San Juan Bautista and R.L. Fulton Holding Company LLC for the Rancho Vista Subdivision (VTM 2015-201), and

WHEREAS, the Planning Commission received the staff report, final draft of the development agreement, regulations of Article 1 of Chapter 10- 6 of the San Juan Bautista Municipal Code, public testimony, written comments, electronic communications and public input on the development agreement between the City of San Juan Bautista and R.L Fulton Holding Company, LLC, and

WHEREAS, the Planning Commission reviewed and considered all the information presented at the public hearing and the oral testimony, written comments and electronic communication from the public concerning the development agreement, and in light of the whole record before the Planning Commission, hereby makes the finding that the development agreement will strengthen the planning process by solidifying the activities, improvements, participation and financial contributions toward funding community project and other conditions arising out the development of Rancho Vista Subdivision, and

WHEREAS, the Planning Commission hereby further finds that the development agreement will specify the standards and conditions that will govern the development of the property and provide the assurance to the R.L. Fulton Holding Company, LLC that they can proceed to develop the property subject to rules and regulations in effect at the time of approval of the Subdivision:

- (A) The Development Agreement will further the goals, objectives, policies and programs of the General Plan and any applicable specific plan.
- (B) The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the property is located.
- (C) The Development Agreement is in conformity with Chapter 10-6 of the San Juan Bautista Municipal Code and the public convenience, general welfare and good land use practices.
- (D) The Development Agreement will not be detrimental to the health, safety and general welfare of the city and its residents.

- (E) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.
- (F) The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5.
- (G) That the Development Agreement will strengthen the public planning process, encourage private participation in comprehensive planning of the City and promote the orderly and systematic development for sound economic benefit to the community and its residents.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City Council hereby approves the Development Agreement with corrections between the City of San Juan Bautista and R.L. Fulton Holding Company, LLC and makes a recommendation to the City Council of the same.

PASSED AND ADOPTED BY the Planning Commission of the City of San Juan Bautista this 3rd, day of February, 2015 by the following vote.

AYES: **Garratt, Gularte, Franco**

NOES: **None**

ABSENT: **Medeiros, Guibert**

ABSTAIN: **None**

Chairperson Ernest J. Franco

ATTEST:

Connie Schobert, City Clerk